



**13 Bruce Court,
Dingwall, IV15
9LG**

Offers Over
£367,500



- ***£27,500 BELOW HOME REPORT VALUATION***
- Over 200 square metres of generous, flexible accommodation
- Driveway for 4 vehicles and a carport
- Stunning panoramic views over the Cromarty Firth to the Black Isle
- South-facing garden laid to lawn, decking and gravel area
- EPC Band C

This exceptional family home offers over 200 meters squared of well-planned living space, making it ideal for larger families or those seeking room to grow. Quietly positioned in the popular Bruce Court area of Dingwall, this property impresses with its spacious layout, stunning views and peaceful surroundings. The ground floor comprises a bright and spacious dual-aspect lounge with views across the Cromarty Firth, A well-equipped kitchen with gas hob, extractor, eye-level oven and grill, Separate utility room and WC, the generous dining room makes the perfect place for family meals or entertaining. Three ground floor bedrooms, one with a stylish contemporary ensuite completes the ground floor accommodation. The eye catching wooden staircase leads to the open landing which offers excellent storage and leads to three further double bedrooms, two of which enjoys spectacular views over Dingwall and the Black Isle beyond. Outside, the south-facing garden is laid to lawn with decking positioned to enjoy the best of the views-ideal for summer gatherings. The large gravel driveway accommodates multiple vehicles, with the added benefit of a carport. With its exceptional floor area and stunning setting, this property must be viewed to fully appreciate what it has to offer.

Location: The property is located in the Ross-shire town of Dingwall. A varied selection of shops and amenities can be found in the town centre including high street stores, supermarkets, railway station and sports centre. Primary and secondary schooling is provided at Dingwall Primary and Dingwall Academy respectively, for which a school bus is provided. Dingwall is within easy commuting distance of Inverness and is well placed for access onto the A9 both north and south. The train station has a regular service to Inverness and to the North. Inverness, the main business and commercial centre of the Highlands, offers an extensive choice shopping, entertainment and leisure facilities associated with city living. Inverness Airport is located approximately 20 miles away.

Disclaimer: Some interior images have been virtually staged for illustrative purposes.

Floor area: 210m2

Services: Gas, electricity, water and drainage. Satellite, telephone and broadband

Factoring fee: £65 per annum

Extras: All fitted floor coverings, fixtures and fittings. Integrated appliances including gas hob, extractor, double oven and grill. White goods and free-standing appliances.

Council Tax: Band F

Tenure: Freehold

Entry: By mutual agreement.

Hall
8'3" x 6'11" (2.51 x 2.12)
Hall

Lounge
19'5" x 17'10" (5.93 x 5.43)
Lounge

Kitchen
13'8" x 11'6" (4.17 x 3.51)
Kitchen

Dining Room
11'7" x 9'10" (3.52 x 3.00)
Dining Room

Wc
4'11" x 6'0" (1.49 x 1.83)
Wc

Bedroom 1 (downstairs)
10'10" x 9'10" (3.30 x 3.0)
Bedroom 1 (downstairs)

Bedroom 3 En Suite
9'10" x 6'6" (2.99 x 1.99)
Bedroom 3 En Suite

Bedroom 2 (downstairs)
13'9" x 10'8" (4.19 x 3.25)
Bedroom 2 (downstairs)

Bedroom 3
13'2" x 11'5" (4.02 x 3.49)
Bedroom 3

Bedroom 4
16'1" x 10'8" (4.89 x 3.25)
Bedroom 4

Bedroom 5
16'1" x 9'5" (4.89 x 2.86)
Bedroom 5

Bedroom 6
10'7" x 9'9" (3.22 x 2.98)
Bedroom 6

Family Bathroom
9'3" x 6'10" (2.81 x 2.08)
Family Bathroom







Viewing: Don't delay – get in touch with Tailormade Moves today to arrange a viewing

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